

**PROSPECTUS - ALTERATION
FEDERAL BUILDING AND U.S. POST OFFICE AND COURTHOUSE
RICHLAND, WA**

Prospectus Number: PWA-0063-RI14
Congressional District: 04

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to upgrade the electrical and elevator systems in the Federal Building and U.S. Post Office and Courthouse located at 825 Jadwin Avenue in Richland, WA. The electrical and elevator systems are original to the building constructed in 1965 and have reached the end of their useful life. Parts to repair the elevators are no longer manufactured, when needed, they have to be fabricated at great expense to the government and the repairs cause the elevators to be taken out of service for extended periods of time.

FY2014 Committee Approval and Appropriation Requested

(Design, ECC and M&I)\$14,070,000

Major Work Items

Elevator and electrical upgrades

Project Budget

Design\$1,320,000
Estimated Construction Cost (ECC)\$11,517,000
Management and Inspection (M&I).....\$1,233,000
Estimated Total Project Cost (ETPC).....\$14,070,000

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

Schedule

	Start	End
Design and Construction	FY2014	FY2016

Building

The Federal Building, built in 1965, is 386,561 gross square feet (gsf). It consists of an eight-story office tower with two adjoined wings and has 82 outdoor parking spaces.

Tenant Agencies

Department of Energy, Department of Veteran Affairs, Department of Justice, Judiciary, Homeland Security, Department of Defense, Senate, U.S. Postal Service, GSA and Department of the Treasury

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Proposed Project

The proposed project consists of upgrades to the electrical systems and the elevators in the Tower building.

Major Work Items

Upgrade Electrical System	\$8,388,000
Upgrade Elevators	2,508,000
Interior Demolition	<u>621,000</u>
Total ECC	\$11,517,000

Justification

The electrical systems components are original to the 1965 construction of the building and are near the end of their useful life. The components targeted under this project serve the electrical power distribution systems and the emergency power distribution system. This will improve servicing and increase electrical capacity loads to meet current standards.

The Elevator systems cabs, parts, and components are original to the building and need upgrades. Parts have to be custom fabricated whenever elevator repairs are done. These repairs take the cabs out of service for extended time periods. Upgrades to the elevator system will improve serviceability as replacements parts are obsolete and no longer available.

The proposed upgrades will result in building operations, maintenance and energy savings for the Federal Building.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

None

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Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

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Recommendation

ALTERATION

Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on April 4, 2013

Recommended:



Commissioner, Public Buildings Service

Approved:



Acting Administrator, General Services Administration